

APPLICATION DETAILS

No: 25/0266 Ward: Pillgwenlly

Type: Full (Major)

Expiry Date: 30th May 2025

Applicant: T Brewer

Site: Unit 10 To 11 Port Road Maesglas Retail Park Newport South Wales

Proposal: EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

Recommendation: GRANTED WITH CONDITIONS

1. INTRODUCTION

- 1.1 The proposed development has been screened under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It is concluded that the development does not raise significant environmental impact to be considered as EIA development.
- 1.2 The application is being reported to Planning Committee because it is major development.
- 1.3 Site Context
 - 1.3.1 The application site comprises of a large building with a commercial/industrial appearance occupying an irregularly shaped plot on the north side of Port Road. The application site is located within the defined settlement boundary as shown on the proposals maps that accompany the Newport City Local Development Plan. The immediate area has a prevailing industrial/commercial character consisting of large utilitarian designed buildings set back from the highway with parking arranged forward of the principle elevations and servicing to the rear. The railway line runs to the rear of the application site separating it from the Mon-bank residential development to the north.
 - 1.3.2 The building subject of this application is constructed of brick at ground floor level and is metal clad above. The design of the building has a simple, utilitarian appearance with 2 gable ends on its front elevation and a central valley roof design. The site is enclosed with palisade fencing with parking provision provided between the principle elevation and the highway. A service delivery road runs along the eastern boundary of the site with separate gated access leading to a service area at the rear.
- 1.4 Description of Development
 - 1.4.1 This application seeks consent for the construction of an extension to the existing building. The extension is proposed to be used for additional storage purposes only and would not result in any additional retail floorspace. The extension is proposed to be constructed on the rear of the building however would project beyond the side/east of the existing building.
 - 1.4.2 The extension is proposed with a maximum footprint of 22.5M x 85.3M with the projection beyond the existing side elevation measuring approx. 22.8M. The extension is proposed with a height to eaves of 10.1M and a ridge height of 12.2M. The proposal seeks consent for a simple utilitarian design with a rectangular footprint and pitched roof. The external finish is a continuation of the materials used on the upper portions of the existing building. 12 roof lights are proposed on the northern facing roof plane and 16 are proposed on the southern. An array of solar panels are also proposed on the southern facing roof plane. The

front elevation of the extension that projects beyond the side elevation of the existing building includes 4 openings for HGV's, the loading bay is proposed to be relocated to this area.

- 1.4.3 In respect of carparking/access, the proposal involves a reconfiguration of the existing serving arrangement that currently operates at the rear of the unit, this would be relocated to the side/east of the building where vehicles can access the proposed loading bays. Access would be maintained off Port Road and carparking would be maintained at the front of the unit.
- 1.4.4 Internally an additional office space is proposed achieved via the installation of a mezzanine floor over the existing office space. 3 windows are proposed within the front elevation of the existing building to provide outlook/light to this area.

2. RELEVANT SITE HISTORY

REFERENCE	DESCRIPTION OF DEVELOPMENT	OUTCOME
91/0683	Change of use to class 1 retail warehouse with storage for sale of DIY goods, carpets and furniture and erection of new garden centre on land at rear of unit	Granted with conditions
97/0420	Variation of condition 01 relating to planning permission 91/0683/ to include sale of live pets and associated pet food/ancillary products	Granted with conditions
13/0167	Variation of condition 1 (restriction of goods) relating to planning permission 97/0420 to allow for the sale of unrestricted goods	Refused
13/1291	Variation of condition 01 (restriction of goods) relating to planning permission 97/0420 to amend the restriction on goods sold	Granted with conditions

3. POLICY CONTEXT

3.1 Future Wales: The National Plan 2040

- Policy 1 – Where Wales will grow
- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 6 – Town Centre First
- Policy 9 – Resilient Ecological Networks and Green Infrastructure
- Policy 12 – Regional Connectivity
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

3.2 Planning Policy Wales 12

- 4.3.18 The Welsh Government operates a 'town centres first' policy in relation to the location of new retail and commercial centre development. Future Wales provides further context on 'town centres first' policy in respect of large scale and out of centre development. In implementing this policy, planning authorities should adopt a sequential approach to the selection of new sites in their development plan and when determining planning applications for retail and other complementary uses. By adopting a sequential approach

first preference should be to locate new development within a retail and commercial centre defined in the development plan hierarchy of centres.

- 4.3.19 If a suitable site or building is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered.
- 4.3.20 Edge-of-centre or out-of-centre sites should be accessible by a choice of public and private modes of travel. New out-of-centre retail developments or extensions to existing out-of-centre developments should not be of a scale, type or location likely to undermine the vibrancy, attractiveness and viability of those retail and commercial centres that would otherwise serve the community, and should not be allowed if they would be likely to put development plan retail strategy at risk.
- 4.3.23 Some types of retail store, such as those selling bulky goods and requiring large showrooms, may not be able to find suitable sites or buildings within existing retail and commercial centres. Where this is the case such stores should in the first instance be located on sites identified for such a purpose in the development plan, preferably on an edge of centre site. Where such sites are not available or suitable, other sites at the edge of retail and commercial centres, followed by out-of-centre locations may be considered, subject to application of the needs and impact tests.
- 4.3.25 Retail developments outside designated retail and commercial centres, and which are not located on an allocated site, can impact on the viability and vibrancy of a centre. Impacts resulting from such development, whether individual or cumulative, may include changes in turnover and trading ability, consumer choice, traffic and travel patterns, footfall, as well as affect centre regeneration strategies and existing or proposed retail sites allocated in the development plan. The purpose of the retail impact assessment is to consider these issues and determine if these developments are likely to have detrimental consequences.
- 4.3.26 All retail planning applications or retail site allocations of 2,500 sq. metres or more gross floorspace that are proposed on the edge of or outside designated retail and commercial centres should, once a need has been established, be supported by a retail impact assessment.
- 4.3.29 Edge of centre or out-of-centre retail developments may seek, over time, to change the range of goods they sell or the nature of the sales area. Planning authorities should anticipate such changes using appropriate conditions⁴⁰ on the initial permission or in relation to requests for any subsequent change or variation of condition. Conditions can restrict the amount of floorspace, or prevent a development from being sub-divided into smaller shops to limit the range of goods sold, or prevent the creation of a single large store.

3.3 Technical Advice Notes:

- Technical Advice Note (TAN) 4: retail and commercial development
- Technical Advice Note (TAN) 5: nature conservation and planning
- Technical Advice Note (TAN) 11: noise
- Technical Advice Note (TAN) 12: design
- Technical Advice Note (TAN) 18: transport
- Technical Advice Note (TAN) 23: economic development

3.4 Newport City Council Local Development Plan (LDP)

- 3.4.1 Objective 1 – Sustainable Use of Land: To ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable

locations, minimise the impact on the environment and make a positive contribution to local communities.

- 3.4.2 Objective 2 – Climate Change: To ensure that development and land uses in Newport make a positive contribution to minimising, adapting to or mitigating against the causes and impacts of climate change, by incorporating the principles of sustainable design, changes to travel behaviour, managing the risks and consequences of flooding, and improving efficiency in the use of energy, waste and water.
- 3.4.3 Policies: SP1, SP3, SP9, SP15, SP17, GP1, GP2, GP4, GP5, GP6, GP7, R11, CE10, T4, T5, W3.
- 3.4.4 Supplementary Planning Guidance: Sustainable Travel, Waste Storage and Collection, Parking Standards.

4. CONSULTATIONS

- 4.1 **Natural Resources Wales:** We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions regarding land potentially affected by contamination to any planning permission granted. Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

Land potentially affected by contaminations: The proposed development site is located within 15 metres of Land at Newport Sidings historic landfill site. We understand piled foundations are proposed, therefore any risks to controlled waters will need to be established.

We have reviewed the following report submitted in support of this application:

Site Investigation Report, Valley Wholesale Carpets Limited, Unit 10, Maesglas Retail Park, Document ref: 14043/OTJ/22/SI, Revision 0, prepared by Integral Geotechnique, dated July 2022.

The proposed development site is located adjacent to railway sidings. Therefore, there is potential for sources of contamination to be present. An intrusive investigation undertaken at the site did not record any significant contamination, although it is noted that soil samples were not analysed for total petroleum hydrocarbons and no leachate or groundwater analysis was undertaken. However, the thickness of the predominantly clay tidal flats superficial deposits will likely offer protection to the bedrock aquifers beneath the site.

It is understood that a piled foundation design is proposed, with piles driven into the bedrock. These intrusive works have the potential to threaten the integrity of the tidal flat deposits which are protective of the bedrock Secondary aquifers below. Therefore, a robust piling works risk assessment is required. The risk assessment should establish any risks to groundwater, and include: piling methodology, depths and density of piles, quality assurance and quality control, geological cross sections, plus displacement potential.

We request that the following conditions are attached to any planning permission if granted:

Condition 1: No development or phase of development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Condition 2: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

4.2 **South Wales Fire and Rescue:** No objection raised, standing advice provided.

5. INTERNAL COUNCIL ADVICE

5.1 **Waste:** No requirement for waste services.

5.2 **Local Highways Authority:** No objection subject to conditions. In principle, the extension is expected to generate additional demand, whilst the proposals reduce the available supply. This is supported by the anticipated increase in staff and delivery numbers. A rationale has been provided however that suggests there would be no additional customer traffic. The main focus appears to be wholesale activity. Based on the rationale and projected staff numbers, we would accept that the parking is acceptable. To encourage cycle use by staff, secure storage should be secured by condition. In summary there are no highway related objections subject to the following conditions.

5.3 **Landscape Officer:** The site consists of a carpet retail warehouse within an out of centre retail park to the south of the City Centre. Surrounding uses include similar retail warehouses to the east, west and south and a railway line to the north. There are residential properties immediately beyond the railway line. The proposed extension measures 85.3m x 22.5m x eaves (not ridge) height of 10.1m. The adjacent warehouses and the site are all on a similar alignment, set-back from the railway line. The proposal would extend the building closer to views from housing impacting on views from rear gardens and rear rooms at ground and first floor level (from current around 60m to around 40m). The application has not assessed and mitigated the visual impact on residents. The Arb Impact Assessment by Tree Care Consulting shows loss of 1 no tree ie effective retention of tree groups along the railway line. The AIA suggests location and species for new planting including a native broadleaf copse in the north grassed boundary area of the site. The Planning Statement by JMI Planning identified para 5.18 for 12 replacement trees to be secured by condition. Neither proposal is shown on a site plan. A soft landscape plan could be conditioned, but the detail required should be as set out below with planting locations and species led by a landscape architect reviewing both residential impact mitigation and green infrastructure mitigation and enhancement.

5.4 **Drainage/SAB:** A SAB application will likely be required.

6. REPRESENTATIONS

6.1 In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 letters were sent to the neighbouring properties, site notices were erected within the vicinity of the application site and an advert was placed in the South Wales Argus.

6.2 No representations have been received in response to the publicity exercise.

7. ASSESSMENT

7.1 Principle of Development

7.1.1 The application site is located within the defined settlement boundary as shown on the proposals maps that accompany the Newport City Council Local Development Plan (LDP), accordingly there is a presumption in favour of development and the efficient use of land is encouraged. The application site is within a sustainable location well served by the existing highway network and public transport accessibility with a regular bus route operating along Docks Way. Additionally, a long-distance active travel route runs along Docks Way connecting the site via sustainable means of transport.

7.1.2 The application site benefits from an existing lawful use for wholesale retail of carpets/flooring (bulky goods), it is well established that such uses are not well suited to town or district centre locations and as such are commonplace in out-of-town commercial/retail locations. Given the nature/use of the development the application falls to be determined against the requirements of LDP Policy R11 (Development of Existing Out-of-Centre Retail Sites):

Outside the city centre and district centres, proposals for redevelopments of and extensions to out-of-centre retail outlets, and garden centres, involving increases in floorspace to previous consents and/or changes to the range of goods sold will only be permitted provided that:

- i) need is identified;*
- ii) the proposed development would not, either in its own right, or cumulatively with other out of centre developments and outstanding planning permissions, have an adverse effect on defined retail centres as a consequence of the type or range of goods sold;*
- iii) the sequential test can be satisfied having regard to the availability, suitability and viability of city and district centre sites, or edge-of-centre sites which could accommodate the proposed retail uses;*
- iv) the proposal would not increase the land area of the site; v) the surrounding highway and transportation network has capacity to serve the development, and that accessing and servicing arrangements can be accommodated in a satisfactory manner;*
- v) the proposal is fully accessible on foot, by bicycle and by public transport.*

7.1.3 In this instance, the proposed development has been accompanied by a supporting statement outlining the need for the additional floor space on the basis that the current facility is unable to hold sufficient stock as to satisfy the need. No change to the nature of goods sold is sought and the store operates on a wholesale business model therefore the development would not result in a material difference to the operational structure currently present on site, the development would simply a greater turnover and support the economic activity of an existing business. It is the view of the Local Planning Authority (LPA) that a need has been established and criterion i is satisfied.

7.1.4 The proposed development would not result in an additional retail use nor would it result in an out of town retail use that would be well suited to a location within either a town or district centre. Therefore the proposed development is not considered to conflict with criterion ii. Given that the proposal seeks an extension for additional storage space to an existing retail use only it is not considered justified or proportionate to apply the sequential test given that the use is well established and operational from the existing location which is considered to be acceptable by the LPA, therefore no conflict with criterion iii has been identified.

7.1.5 The proposed development would increase the footprint of the building but the overall extent of the site/land area would not be expanded. Additionally the Local Highways Authority has been consulted on this application and raise no objection to the development subject to conditions, accordingly, it is concluded that there is no conflict with criterion iv.

The site is within close proximity of a bus route and an active travel link therefore the requirements of criterion v have been satisfied.

- 7.1.6 As part of the submission details relating to the installation of an additional office space have been provided, this is proposed to be created above an existing area of office space via the installation of a mezzanine floor, the covering letter states that this could be constructed without the need for planning consent however as the details have been provided it is considered necessary to consider this element in the interests of completeness. Given that the proposed mezzanine level would be for additional office space and would not impact upon the total amount of retail floor space currently provided, no concern or objection is raised to this element of the proposal. It is considered that the total retail floor space can be adequately controlled via condition and the proposed additional office space is considered to be small scale and ancillary to the primary function of the site.
- 7.1.7 In this instance, the extension is proposed for additional storage purposes only and no additional retail floor space is proposed. It is considered that the extent of retail floor space can be adequately controlled via condition as to ensure that no conflict with the requirements of either local or national planning policy would arise. The proposal is considered to meet the requirement of LDP Policy R11 and therefore the principle of the development has been established and is acceptable.

7.2 Visual Impact/Character

- 7.2.1 The application site comprises of an existing building with a utilitarian design within an area of prevailing commercial/industrial character. The proposed extension would be located at the rear of the building however as it would be taller and project to the side of the building it would be visible within the public realm and impact upon the amenity and character of the area. The proposed design is considered to be in keeping with the design of the existing building and others within the immediate vicinity and would not appear as incongruous within its context. The external finish is a continuation of the materials used on the upper portions of the existing building therefore there would be some visual continuity in this respect. The overall height/scale of the extension as proposed is not considered to result in any unacceptable adverse visual impact that would be harmful to the character of the area. The Landscape Officer has advised that visual impact hasn't been considered residential properties within the supporting information, it is the view of the LPA that the development due to its scale, context and relationship with the nearest residential dwellings that there would not be an unacceptable impact in terms of outlook, overbearing impact or loss of amenity as a result of the proposed development.
- 7.2.2 Three windows are proposed to be inserted into the front elevation of the existing building, no unacceptable level of visual harm has been identified from this element of the proposed development.

7.3 Highway Safety

- 7.3.1 No alterations are proposed to the existing access therefore no concern is raised in this regard. The servicing/deliveries are proposed to be received in the front elevation of the proposed extension opposed to at the rear of the building. The Local Highways Authority has been consulted on the proposed arrangement and raise no objection to the proposed change.
- 7.3.2 The proposed development is expected to facilitate the creation of 6-8 additional jobs, a marginal increase in customer footfall and an additional HGV journey to/from site each day. The Local Highways Authority s raise no objection in relation to the capacity of the highway network or to the provision of on site carparking.

7.3.3 The Local Highways Authority has requested a condition to secure a scheme for cycle parking, this is considered to be acceptable and proportionate to the scale and nature of the development and to accord with the aims and objectives of Planning Policy Wales 12, Future Wales, The Well-being of Future Generations Act 2015 and Llwybr Newydd: the Wales Transport Strategy.

7.4 Ecology/Biodiversity

7.4.1 The application site comprises of a largely hard surfaced site meeting the definition of previously developed land as set out by Planning Policy Wales 12, additionally, the site is located in an area with a variety of commercial/industrial uses. Accordingly, the ecological value on site is considered to be low.

7.4.2 To implement the proposed development a small number of trees would need to be removed as indicated as G3 on the accompanying Tree Survey. To compensate for this loss 12 trees of native species are proposed to be planted along the northern boundary of the site. The loss of trees has been considered against the requirements of PPW 12 (6.4.42) and the stepwise approach as contained within Chapter 6, in this instance the loss of trees and is minimal and would be replaced by a greater number of trees additionally the development would be beneficial in respect of economic activity therefore, the LPA are satisfied that the development is acceptable in this regard and compliant with the requirements of PPW. Whilst tree species and planting spacing has been provided a detailed specification has not therefore this will be secured via condition for the details to be discharged at a later date. The extent of the proposed planting is considered to be sufficient as to meet the requirements of replacement within PPW12 and to deliver a net-benefit for biodiversity. The tree survey outlines measures as to ensure that the development can be constructed without having an unacceptable adverse effect impact upon the other groups of trees, this can be conditioned as to ensure compliance with the details proposed.

7.5 Residential Amenity

7.5.1 The closest residential dwellings are located to the north of the application site on the Mon-bank development separated by the railway line and intervening trees/vegetation. It is considered that the proposed development is a sufficient distance from dwellings to the north to avoid any loss of daylight or overbearing effect. The proposal would not generate significant noise or odours that would be harmful to the living conditions of neighbouring occupiers nor are any windows proposed that would give rise to potential overlooking. No lighting is proposed on the rear elevation of the extension therefore no impact in respect of light spill would be experienced.

7.6 Contaminated Land

7.6.1 The application site is located within close proximity to a historic landfill site, therefore, there is potential for sources of contamination to be present, accordingly the application is accompanied by a Site Investigation Report (ref: 14043/OTJ/22/SI) prepared by Integral Geotechnique, dated July 2022. The conclusions of the report did not record any significant contamination. NRW has been consulted on this application and raise concerns due to potential impacts of contamination, however are satisfied that the concerns can be adequately overcome via conditions. These would be attached to any grant of consent.

7.7 Drainage/Flooding

7.7.1 Due to the scale of the application site SAB approval would be required, this is a separate consent that sits outside the remit of the Town and Country Planning Act. The Council's Drainage Engineer has been consulted on this application and raises no objection, accordingly the LPA has no concern in respect of surface water drainage management on site.

7.7.2 The application has been accompanied by a Flood Consequences Assessment which concludes that the development would not result in any unacceptable impact in respect of flooding on or off site. The application site is located outside of any defined flood risk areas as shown on the Flood Maps for Planning and NRW have raised no issue or concern in this respect.

8. OTHER CONSIDERATIONS

8.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

8.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

8.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

A Socio-economic Duty is also set out in the Equality Act 2010 which includes a requirement, when making strategic decisions, to pay due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

8.4 The above duties have been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision. There would also be no negative effects which would impact on inequalities of outcome which arise as a result of socio-economic disadvantage.

8.6 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

8.7 *Newport's Well-Being Plan 2018-23*

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and

objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

9. CONCLUSION

- 9.1 The proposed development would facilitate the retention and expansion of an existing business within a commercial/industrial area. The proposal is considered to be compliant with the requirements of local and national planning policies and is therefore recommended for approval.

10. RECOMMENDATION

GRANTED WITH CONDITIONS

- 01 The development shall be implemented in accordance with the following plans and documents:

- Unit 10 Maesglas TCP-TPP a4 Plan
- A8763 - 009 - P1 - Proposed Office Plan.
- A8763 - 007 - P2 - Proposed Elevations
- A8763 - 006 - P0 - Proposed Roof Plan
- A8763 - 005 - P0 - Proposed Plan
- A8763 - 001 - P0 - Location Plan
- Site Investigation Report 2.
- Site Investigation Report 1
- 14043 - Maesglas Retail Park Site Investigation Report-2.
- 14043 - Maesglas Retail Park Site Investigation Report-1.
- A8311 - FRA Newport Full
- Unit 10 Measglas Industrial Estate BS5837
- 14043 - Unit 10 Maesglas Retail Park - Supplementary Site Investigation Report November 2024 - Rev A

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based

- 02 The development hereby approved shall be used as ancillary storage space only in conjunction with the approved use of the building, and not used at any time as retail floorspace.

Reason: To protect the vitality and viability of the designated shopping districts in accordance with Planning Policy Wales 12, Policy 6 of Future Wales and Policy R11 of The Newport City Council Local Development Plan.

- 03 No development or phase of development shall commence until full details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall thereafter be implemented in accordance with the approved details.

Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

- 04 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this

unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall thereafter be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

- 05 Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter for the lifetime of the development.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

- 06 Except for site clearance and remediation no development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the development or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of biodiversity in accordance with Planning Policy Wales 12, Policy 9 of Future Wales and Policy GP5 of the Newport City Council Local Development Plan.

- 07 The materials to be used in the construction of the external surfaces of the development shall match those used in the existing building.

Reason: In the interests of visual amenity.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

02 As of 1st October 2012 any connection to the public sewerage network (foul or surface water sewerage) for the first time will require an adoption agreement with Dwr Cymru Welsh Water. For further advice contact Dwr Cymru Welsh Water on 01443 331155.

03 EIA Screened – ES Not Needed: The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.